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Hope Cottage



Walk to Hartland Village, Coast 2 miles,  
Clovelly 3.5 miles Bideford 13 miles, Bude  
15 miles

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## Characterful detached period home situated in one of North Devon's most popular coastal villages

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- Detached Period Home in a Popular Village
- No Onward Chain
- 4 Double Bedrooms, Three Bathrooms
- Living Room, Study, Dining Room & Kitchen
- Ideal Principal or Holiday Home
- Off-road parking
- Freehold
- South facing garden

Guide Price £435,000

### SITUATION

The property is situated on the outskirts of the village of Hartland, which lies close to the rugged North Cornish and Devon coastline, within an Area of Outstanding Natural Beauty. The area is famed for its breath-taking cliff top coastal walks, safe bathing beaches and nearby popular beauty spots including, Clovelly, Welcombe Mouth, Hartland Quay, Stanbury Mouth and Bucks Mills. Hartland village which is walkable by foot has an excellent range of local amenities including cafe, shops, Post Office, pubs, medical centre, primary school, churches and an award-winning restaurant, Pattard Kitchen. Popular attractions include Hartland Abbey, the lighthouse at Hartland Point, a 16th Century Quay with its shipwreck museum, pub and Hotel and Docton Mill Gardens.

The towns of Bideford and Bude offer extensive facilities, including schools, further education establishments, banks and other amenities.

Barnstaple is around 45 minutes by car. Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away. There are regular services to London Paddington, the Midlands, the North, Scotland and the South West.

### DESCRIPTION

Hope Cottage is a period detached property with white rendered elevations beneath a slate tiled roof. The cottage offers deceptively spacious accommodation arranged over two floors comprising entrance porch, hallway, a pleasant sitting room with multi-fuel burner and an additional snug/home office which could potentially be used as a ground floor bedroom, dining room, a well-equipped kitchen with granite work tops and hardwood units plus a range of integrated appliances and inset Belfast sink, also a

utility room and ground floor shower room. The majority of the flooring on the ground floor is attractive slate tiles, with underfloor heating in the kitchen/breakfast area, utility room, and ground floor shower room.

On the first floor, there are four decent-sized bedrooms including the superb master bedroom with vaulted ceiling, built-in wardrobes and a wonderful ensuite bathroom fitted with a high quality suite including walk-in shower, bath, WC and sink with underfloor heating and a family bathroom with a separate shower and bath.

Outside, the property does not disappoint, with a parking area providing off-road parking and an enclosed south-facing garden. There is also a 21ft cellar ideal for storage.

This lovely property is positioned in an Area of Outstanding Natural Beauty and just a short stroll from the village square with shop, pubs, church, primary school and more. The property is close to a picturesque footpath that leads down through Pattard woods to the renowned Hartland Abbey, with easy access to beautiful countryside and coast. This is an excellent base for walkers and those wishing to explore the local dramatic cliffs, waterfalls, coast paths, secluded coves and beaches and perfect for buyers looking for a quiet permanent home or holiday let. This superb property is available with no onward chain and must be viewed to be appreciated.

The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan.

### SERVICES

Shared private drainage. Mains water and electricity. Oil central heating. Fitted solar panels.



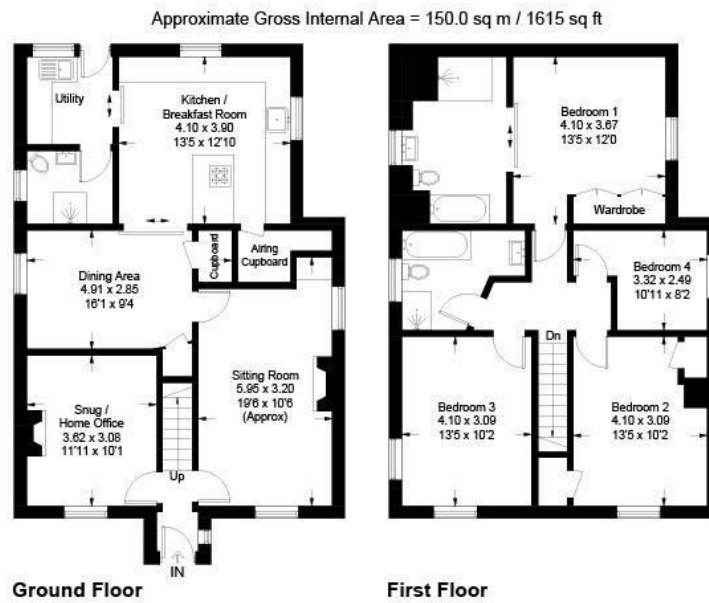


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1026210)

These particulars are a guide only and should not be relied upon for any purpose.

4 The Quay, Bideford, Devon, EX39 2HW



Energy Efficiency Rating		Current	Potential
<small>(Not a target) - lowest energy costs</small>			
(92-100) A			
(81-91) B			
(69-80) C		68	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>(Not a target) - higher energy costs</small>			
England & Wales		EU Directive 2002/91/EC	

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